

DIRECTIONS

From the office of JH Holmes proceed down the cobbled Market Street until the roundabout. Turn left and continue on the A590 heading North out of town, after the pedestrian crossing and traffic lights turn right into North Lonsdale Road, turn immediately right into Byron Street and then left onto Dale Street. Continue along Dale Street and the property is situated on the left-hand side.

The property can be found by using the following "What Three Words" : what3words <https://w3w.co/gravy.reckons.playing>

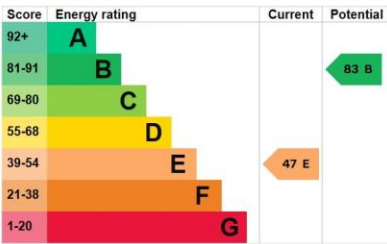
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, electric, water are all connected



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£170,000



1



2



1



GARAGE & PARKING

38 Dale Street, Ulverston,
LA12 9AR

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

We are pleased to bring to the market this sensibly priced two bedroom semi-detached home, situated in a convenient residential location close to the town centre of Ulverston. Offered vacant having no upper chain, perfect for range of buyers including the first-time homeowner. Well presented throughout and offers accommodation comprising of entrance porch, hall, living room, ground floor bathroom, kitchen, sitting room/dining room and two double bedrooms. Electric heating, uPVC double glazing and has the advantage of a larger plot. Twin driveway providing off-road parking as well as carport and garage with inspection pit. Pleasant enclosed sunny garden to rear to compliment this comfortable home. Excellent opportunity with early viewing both invited and recommended. Property is subject to a S157 which is a local occupancy restriction. Any buyer needs to have lived or worked in Cumbria for the last three years.



Accessed through PVC double glazed door opening to:

PORCH

UPVC double glazed shaded windows, tiled floor and pine paneling to walls. PVC double glazed door with arched pattern glass pane opening to:

ENTRANCE HALL

Paneling to walls, staircase leading to first floor and electric storage heater. Gas meter cupboard alongside doors to living room, kitchen and ground floor bathroom.

LOUNGE

13' 8" x 10' 7" (4.17m x 3.23m)
UPVC double glazed shaded windows to front and rear elevations. Feature fireplace with fire surround, inset and hearth with living coal flame gas fire. Half wood paneling to walls, dado rail and coving to ceiling. Ceiling light point and built-in alcove cupboard.

BATHROOM

Three piece suite in white comprising of WC, pedestal wash hand basin and paneled bath. Full tiling to walls, uPVC double glazed pattern glass window, electric storage heater and electric heat and light combination to ceiling.

KITCHEN

7' 10" x 8' 9" (2.39m x 2.67m)
Fitted with range of base, wall and drawer units, patterned worktop over incorporating double drainer stainless steel sink and uPVC double glazed window looking to car port. Recess (and plumbing) for washing machine and gas cooker, both included in the sale. Island divide between kitchen and dining room. Half-glazed door giving access to under stairs store with shelving.

DINING ROOM

9' 0" x 8' 9" (2.74m x 2.67m)
Pine paneling to walls, modern electric heater and two wall light points. PVC double glazed door opening to rear garden and two PVC double glazed windows.



STAIRS AND FIRST FLOOR LANDING

Staircase leads to first floor, twin handrails and paneling to walls. UPVC double glazed window with blind and doors to bedrooms.

BEDROOM

13' 8" x 11' 11" (4.17m x 3.63m)
Two uPVC double glazed windows with fitted blinds to front and side elevations. Built-in wardrobe over stairwell, hanging rail and shelving with wood grain effect paneling to doors. Storage heater, light and power points.

BEDROOM

13' 8" x 10' 9" (4.17m x 3.28m)
Fireplace feature, built-in wardrobes to alcoves, hanging rail and shelving. UPVC double glazed windows to front and rear with blinds. Electric storage heater, ceiling light point and power socket.

EXTERIOR

Pedestrian gate and flagged path leading to front door. Central garden area well presented with gravel beds, shrubs and bushes. Gates to side offering parking space with lowered curbs, accessing the carport and garage. Pleasant, enclosed garden with flagged seating areas, well stocked raised beds, variety of shrubs/bushes and sunny aspects. Covered walkway to side with door leading to driveway and door to garage.

GARAGE

20' 9" x 10' 0" (6.32m x 3.05m)
Block construction garage with full-length inspection pit, window and light/power points. Workbench to side and further windows to double doors.

